

116.0

0008

0004.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
670,400 / 670,400
670,400 / 670,400
670,400 / 670,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HARRINGTON ROBERT E/ETAL	
Owner 2: HARRINGTON EILEEN M	
Owner 3:	

Street 1: 12 DOTHAN STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N
	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .251 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 934 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

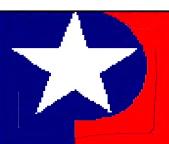
PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10938	Sq. Ft.	Site		0	70.	0.65	6				Road Co	-5					497,511						497,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10938.000	172,900		497,500	670,400		74993
							GIS Ref
							GIS Ref
							Insp Date
							09/14/18



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	74993
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	08:23:37
LAST REV	
Date	Time
09/27/18	15:49:18
apro	
9055	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	172,900	0	10,938.	497,500	670,400		Year end	12/23/2021
2021	101	FV	166,800	0	10,938.	497,500	664,300		Year End Roll	12/10/2020
2020	101	FV	166,800	0	10,938.	497,500	664,300	664,300	Year End Roll	12/18/2019
2019	101	FV	151,300	0	10,938.	490,400	641,700	641,700	Year End Roll	1/3/2019
2018	101	FV	151,300	0	10,938.	376,700	528,000	528,000	Year End Roll	12/20/2017
2017	101	FV	151,300	0	10,938.	355,400	506,700	506,700	Year End Roll	1/3/2017
2016	101	FV	151,300	0	10,938.	326,900	478,200	478,200	Year End	1/4/2016
2015	101	FV	150,600	0	10,938.	305,600	456,200	456,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARASI MELANIA	24796-94		8/19/1994		165,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2005	141	Redo Kit	8,000	C				GUT KIT &DR & add

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	CC	Chris C
5/7/2009	Inspected	372	PATRIOT
3/3/2009	Measured	372	PATRIOT
10/7/2005	Permit Visit	BR	B Rossignol
2/10/2000	Measured	263	PATRIOT
8/31/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 19 - Ranch				Full Bath: 1	Rating: Average			EST. BMT.														
Sty Ht: 1 - 1 Story				A Bath:	Rating:										36							
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 1 - Concrete				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 4 - Vinyl				A HBth:	Rating:																	
Sec Wall: 8 - Brick Veneer	30 %			OthrFix:	Rating:																	
Roof Struct: 1 - Gable				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1														
Color: YELLOW				A Kits:	Rating:																	
View / Desir:				Fpl: 1	Rating: Average																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C - Average				CONDOS INFORMATION																		
Year Blt: 1950	Eff Yr Blt:			Location:																		
Alt LUC:	Alt %:			Total Units:																		
Jurisdct: G6	Fact: .			Floor:				REMODELING				RES BREAKDOWN										
Const Mod:				% Own:				Exterior:	No Unit	RMS	BRS	FL										
Lump Sum Adj:				Name:				Interior:	1	5	2											
INTERIOR INFORMATION				DEPRECIATION																		
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Additions:														
Prim Int Wal 1 - Drywall				Functional:		%		Kitchen: 2005														
Sec Int Wall:	%			Economic:		%		Baths:														
Partition: T - Typical				Special:		%		Plumbing:														
Prim Floors: 3 - Hardwood				Override:		%		Electric:														
Sec Floors:	%			Total:	26.4 %			Heating:														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:	1	5	2											
Subfloor:				Basic \$ / SQ: 100.00																		
Bsmnt Gar: 1				Size Adj.: 1.35000002																		
Electric: 3 - Typical				Const Adj.: 1.00889909																		
Insulation: 2 - Typical				Adj \$ / SQ: 136.201																		
Int vs Ext: S				Other Features: 69500																		
Heat Fuel: 1 - Oil				Grade Factor: 1.00																		
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100	% AC:			LUC Factor: 1.00																		
Solar HW: NO	Central Vac: NO			Adj Total: 234876																		
% Com Wal	% Sprinkled			Depreciation: 62007																		
				Depreciated Total: 172869																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 116.0-0008-0004.A										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc				
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101										
More: N				Total Yard Items:				Total Special Features:				Total:										